

038.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

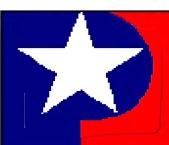
591,900 / 591,900

USE VALUE:

591,900 / 591,900

ASSESSED:

591,900 / 591,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DOWD CARMELYN N	
Owner 2:	
Owner 3:	

Street 1: 3 UNIVERSITY RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474	Type:	

PREVIOUS OWNER
Owner 1: DOWD MICHAEL J & BARBARA M -
Owner 2: -
Street 1: 43 FAIRVIEW DRIVE
Twn/City: E. HANOVER
St/Prov: NJ
Postal: 07936

NARRATIVE DESCRIPTION
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6034	Sq. Ft.	Site		0	64.	1.00	3										384,654						384,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	6034.000	207,200		384,700	591,900										
Total Card	0.139	207,200		384,700	591,900					Entered Lot Size					
Total Parcel	0.139	207,200		384,700	591,900					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	465.33	/Parcel: 465.33					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		038.0-0004-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	207,200	0	6,034.	384,700	591,900		Year end	12/23/2021	
2021	101	FV	200,300	0	6,034.	384,700	585,000		Year End Roll	12/10/2020	
2020	101	FV	200,300	0	6,034.	384,700	585,000	585,000	Year End Roll	12/18/2019	
2019	101	FV	176,600	0	6,034.	348,600	525,200	525,200	Year End Roll	1/3/2019	
2018	101	FV	176,600	0	6,034.	330,600	507,200	507,200	Year End Roll	12/20/2017	
2017	101	FV	176,600	0	6,034.	288,500	465,100	465,100	Year End Roll	1/3/2017	
2016	101	FV	176,600	0	6,034.	246,400	423,000	423,000	Year End	1/4/2016	
2015	101	FV	165,500	0	6,034.	228,400	393,900	393,900	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
DOWD MICHAEL J	39867-529		7/9/2003	Family		224,900	No	No							
HIGHFILL STEVEN	22519-586		10/21/1992			186,500	No	No	Y						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/28/2018	218	Window/S	31,981	C					10/31/2018	MEAS&NOTICE	HS	Hanne S
5/31/2016	695	New Wind	20,064					new windows in sun	5/17/2013	Info Fm Prmt	EMK	Ellen K
1/25/2013	130	Re-Roof	9,999	C					5/12/2009	Measured	189	PATRIOT
11/20/2000	903	Re-Roof	2,500	C					3/2/2000	Mailer Sent		
									2/28/2000	Measured	263	PATRIOT
									11/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	5 - Cape			Full Bath:	2	Rating:	Average												
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:	2 - Clapboard	25 %		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	RED			A Kits:		Rating:													
View / Desir:				Frl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1952	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	1 - Drywall			Functional:			%	Interior:		1	7	3							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:		31	%	Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	110.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.35000002			General:											
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES											
Insulation:	2 - Typical			Adj \$ / SQ:	147.000			Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext:	S			Other Features:	75000														
Heat Fuel:	1 - Oil			Grade Factor:	1.00														
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:		Adj Total:	300349														
% Com Wal		% Sprinkled		Depreciation:	93108			Juris. Factor:			Before Depr:	147.00							
				Deprecated Total:	207241			Special Features:	0		Val/Su Net:	92.87							
								Final Total:	207200		Val/Su SzAd:	162.89							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:				Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 038.0-0004-0012.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	1980		0.00	T	31.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			

